



# Town of Merrimack, New Hampshire

Community Development Department

603 424-3531

6 Baboosic Lake Road

Fax 603 424-1408

Town Hall - Lower level - East Wing

[www.merrimacknh.gov](http://www.merrimacknh.gov)

Planning - Zoning - Economic Development - Conservation

## RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, DECEMBER 3, 2013

**Planning Board members present:** Robert Best, Alastair Millns, Tom Koenig, Michael Redding, Lynn Christensen, Desirea Falt, and Stanley Bonislowski.

**Planning Board members absent:** Alternates Nelson Disco and Matthew Passalacqua.

**Community Development staff:** Planning and Zoning Administrator Nancy Larson and Recording Secretary Zina Jordan.

### 1. Call to Order.

*Robert Best called the meeting to order at 7:33 p.m.*

### 2. Planning & Zoning Administrator's Report.

*Discussion only.*

### 3. Discussion of Capital Improvement Program for the Town of Merrimack.

*At Town Manager's request, item postponed to December 17, 2013.*

### 4. Nanocomp Technologies, Inc. (applicant) and NIP Owners, LLC (owner) – Review for acceptance and consideration of final approval of a site plan application proposing to raise the roof height for a portion (80' x 125') of the existing first floor, parking expansion and other related site improvements. The parcel is located at 57 Daniel Webster Highway in the I-1 (Industrial) & Aquifer Conservation Districts. Tax Map 2E, Lot 006-01.

*Applicant was represented by: Attorney Greg Michael, Bernstein Shur; and Mark Johnston, Senior Landscape Architect, SMRT, Inc.*

*The Board voted 7-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Lynn Christensen.*

*The Board voted 7-0-0 to waive the requirements of Section 7.03(F)(1) - Parking Space Requirements - of the Subdivision Regulations - with one condition, on a motion made by Desirea Falt and seconded by Michael Redding.*

*There was no public comment.*

*The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen.*

### 5. Old Blood Properties, LLC. (applicant and co-owner) and Joseph K. and Mary Elkareh (co-owners) – Pre-submission hearing for an application proposing to consolidate and re-subdivide 10 lots into 72 cluster residential lots and 4 open space lots located at Old Blood Road in the R-1 (Residential) District. Tax Map 5B, Lots 001-01, 002, 003, 003-01, 005, 006, 007, 008, 009 and 231.

*Applicant was represented by: Attorney Greg Michael, Bernstein Shur; and Ken Clinton, Meridian Land Services.*

*Public comment was received from: Michael Dudash, 25 Merrymeeting Drive; and Barbara Chase, 23 Merrymeeting Drive.*

*Discussion only.*

- 6. Northview Homes & Development, Inc. (applicant) & David R. Cota & Dorothy E. Cota and Raymond A. Cota (owners)** – Review for acceptance and consideration of final approval of an application proposing consolidation and re-subdivision of four residential lots into 13 cluster residential lots. The parcels are located at 14 & 16 Pearson Road within the R (Residential) District and a portion of the parcels are in the Aquifer Conservation and 100-year Flood Hazard Districts. Tax Map 6D, Lots 046, 047, 047-02, 047-03 & 047-04.

*Applicant was represented by: Ken Clinton, Meridian Land Services.*

*The Board voted 6-0-1 to accept the application for review, on a motion made by Alastair Millns and seconded by Desirea Falt. Michael Redding abstained.*

*There was no public comment.*

*The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen.*

- 7. Northview Homes & Development (applicant) & Stephanie Tomasian Revocable Trust, Stephanie Tomasian, Trustee (owner)** – Review for acceptance and consideration of final approval of a minor subdivision of 1 lot into 3 residential lots located at 1 Tomasian Drive in the R-1 (Residential) District. Tax Map 4B, Lot 12.

*Applicant was represented by: Ken Clinton, Meridian Land Services.*

*The Board voted 7-0-0 to accept the application for review, on a motion made by Stanley Bonislowski and seconded by Desirea Falt.*

*Public comment was received from: John Lastowka, 183 Amherst Road.*

*The Board voted 6-1-0 to waive the requirements of Section 4.15- Plan Requirements, Underground Utilities - of the Subdivision Regulations - on a motion made by Lynn Christensen and seconded by Michael Redding. Alastair Millns voted in the negative.*

*The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen.*

- 8. Discussion/possible action regarding other items of concern.**

*Discussion only.*

- 9. Approval of Minutes – November 12, 2013.**

*The minutes of November 12, 2013, were approved as submitted, by a vote of 7-0-0, on a motion made by Lynn Christensen and seconded by Desirea Falt.*

- 10. Adjourn.**

*The meeting adjourned at 11:12 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Desirea Falt.*